4/13/2011 Amendment to Attachment A: Amendments to the Saint Paul Legislative Code

Central Corridor/Traditional Neighborhood Zoning Study: <u>Draft Zoning Text Amendments - 3/4/11</u>

(4/13/11 amendments are noted with a double underline)



Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Height <u>(feet)</u>		Yard Setbacks (feet)		
	Min Max. (a)	Area (sq. ft.)(a)	Width (feet)	Min. (stories)	Max. (feet)	Front Min Max.	Side Min.	Rear Min.
TN1								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (d) <u>(e)</u>	15 - 25 (h) <u>(i)</u>	(i) (<u>k)</u>	. 15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (d) <u>(e)</u>	10 - 25 (h) <u>(i)</u>	(i) (k)	15
Multifamily	10 - 25 units/acre (b)	1700 (b)	n/a	none	35 (d) <u>(e)</u>	15 <u>10</u> - 25 (h) (i)	(i) (k)	(i) (<u>k</u>)
Nonresidential or mixed use (including parking structures)	0.3 - 1.0 FAR	n/a	n/a	none	35 (d) <u>(e)</u>	0 - 15	(i) (k)	(i) (k)
TN2								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (d) <u>(e)</u>	15 - 25 (h) <u>(i)</u>	(i) (k)	- 15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (d) <u>(e)</u>	10 - 25 (h) <u>(i)</u>	(i) (k)	15
Multifamily	10-34 units/acre (b) FAR as for mixed use	1,300 (b) n/a	n/a	none	35 (d), (e), <u>(f)</u>	45 <u>10</u> - 25 (h) (i)	(i) (k)	(i) (k)
Nonresidential or mixed use (including parking structures)	0.5 0.3 - 2.0 FAR with surface parking and 0.5 0.3 - 3.0 FAR with structured parking (c)	n/a	n/a	none	35 (d), (e) <u>,(f)</u>	0 - 10 <u>(j)</u>	(i) (k)	(i) (k)
TN3								
1-family dwelling	8 - 12 units/acre (b)	3500 (b)	30	2 <u>5</u>	35 (d) (e)	15 - 25 (h) <u>(i)</u>	(i) (k)	15
2-family/townhouse	10 - 20 units/acre (b)	2000 (b)	20	2 <u>5</u>	35 (d) (e)	10 - 25 (h) <u>(i)</u>	(i) (k)	15
Multifamily	30-44 units/acre (b) 0.5 - 3.0 FAR (d)	1,000 (b) n/a	n/a	2 <u>5</u>	45 (d),(f),(j) (e),(g),(l)	15 <u>10</u> - 25 (h) (i)	(i) (k)	(i) (k)
Nonresidential or mixed use	1.0 <u>0.5</u> - 3.0 FAR <u>(d)</u>	n/a	n/a	2 <u>5</u>	55 (f),(j) (e),(g),(l)	0 - 10 <u>(j)</u>	(i) (<u>k</u>)	(i) (k)
Parking structures	n/a	n/a	n/a	n/a	4 5 (g)	0-25	20	20
<u>T4</u>								
Multifamily	0.5 min. FAR (d)	<u>n/a</u>	n/a	<u>25</u>	75 (e),(h)	<u>10 - 25 (i)</u>	<u>(k)</u>	(<u>k</u>)
Nonresidential or mixed use	0.5 min. FAR (d)	<u>n/a</u>	<u>n/a</u>	<u>25</u>	75 (e),(h)	<u>0 - 10 (j)</u>	<u>(k)</u>	<u>(k)</u>

Min. - Minimum

Max. - Maximum

FAR - Floor Area Ratio

n/a - not applicable

Notes to table 66.331, traditional neighborhood district dimensional standards:

(a) Units per acre is calculated based on net acreage for residential development. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit. In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying

minimum lot area and maximum density requirements, one-half the width of such alley adjoining the lot shall be considered as part of the lot. The minimum FAR applies to new buildings. The minimum FAR does not apply to the creation or reconfiguration of lots, or to removal of buildings. For a new building on a zoning lot where an existing building will remain, or where the new building and its associated parking and landscaping will cover only part of the site and leave the rest of the site open for an additional building, minimum FAR may be calculated based on the area of the site covered by the new building and its associated parking and landscaping. Public gathering areas, landscaped areas at least twenty (20) feet wide preserved for future development between the public right-of-way and parking, and land dedicated to the city as public right-of-way may be approved by the planning administrator as counting toward meeting the minimum FAR.

- (b) <u>Units per acre is calculated based on net acreage. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit.</u>
 - In calculating the area of a lot for the purpose of applying lot area and density requirements, the lot area figure may be increased by three hundred (300) square feet for each parking space (up to two parking spaces per unit) within a multiple-family structure or otherwise completely underground. Parking spaces within an above-ground parking structure, except for those on the top level, may also be used for this lot area bonus. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula $X = L \div (A-600)$, where $X = \max$ maximum units allowed, L = lot area in square feet, and A = required lot area per unit in square feet. A site plan showing parking layout and dimensions shall be required when applying for this lot area bonus.
- (c) Floor area ratio (FAR) shall be prorated upon the percentage of required parking that is provided as structured parking. A minimum FAR of 0.5 is required in light rail station areas. Thirty (30) percent of the floor area of structured parking within, above, or below the principal structure may be counted toward meeting the minimum FAR.
- (d) 1.0-3.0 FAR in light rail station areas for lots more than twenty-five thousand (25,000) square feet in area, with no maximum FAR in T4. The floor area of structured parking above or below space used for principal uses, up to an amount equal to the floor area of the principal uses, may be counted toward meeting the minimum FAR. For lots more than twenty-five thousand (25,000) square feet partly in a light rail station area, minimum FAR shall be prorated upon the percentage of the lot in a light rail station area.
- (ed) Except in the river corridor overlay district, height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures shall be no more than twenty-five (25) feet high along side and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height.
- (fe) A maximum height of forty-five (45) feet may be permitted with a conditional use permit when the structure is within six hundred (600) feet of an existing or planned transit stop on a designated transit street. A maximum height of sixty-five (65) feet may be permitted with a conditional use permit for property along University Avenue within six hundred (600) feet of an existing or planned transit stop, except on the following blocks, where heights greater than forty-five (45) feet would generally be incompatible with the surrounding neighborhoods: north side of University between Aldine Street and St. Albans Street, and between Kent Street and Galtier Street; and south side of University between Oxford Street and St. Albans Street, and between Mackubin Street and Galtier Street.



Except in the river corridor overlay district and within light rail station areas between Lexington Parkway and Marion Street, a maximum height of ninety (90) feet may be permitted with a

- conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.
- (g) Except in the river corridor overlay district, a maximum height of sixty-five (65) feet may be permitted with a conditional use permit.
- (h) Additional height may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.
- (ih) Where at least fifty (50) percent of the front footage of the block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures, or the normal setback requirement in the district plus half the amount the average setback is greater than the normal setback requirement, whichever is less. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula. The minimum front yard setback shall not exceed the maximum front yard setback requirement. Sixty (60) percent of the front facade must fall within the maximum setback. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.
- (j) For properties fronting on University Avenue between Marion and Emerald Streets a minimum four (4) foot front yard setback is required. The four (4) foot setback shall be either landscaped or paved. If paved (preferred), the property owner may provide a permanent easement to the City to provide additional sidewalk space. An additional six (6) feet may be added to provide an outdoor activity zone, pedestrian seating or amenities, resulting in a building setback of ten (10) feet. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.
- (ki) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs. The setback shall be a minimum of thirteen (13) feet from the centerline of an adjoining alley.
- (lj) In developments for which a master plan was adopted by the city council as of August 23, 2001, and for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of August 23, 2001, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the "Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. In developments for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of March 17, 2004, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit.